

February 3, 2012

6991-01

County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, California 92123

Subject: Biological Resources Letter Report for the Proposed Crosby Enclave Project, County of San Diego, California; SPA 11-001, TM 5569, REZ 11-001, STP 11-014, ER 95-08-007K; APN: 267-190-03; KIVA PROJECT: 11-0154594;

To Whom It May Concern:

Based on review of existing documents and a site visit conducted in 2011, Dudek has prepared the following analysis of the proposed Crosby Enclave project in the County of San Diego, California. The project proponent is California West Communities of 5927 Priestly Drive, Carlsbad, California. This Report includes a description of the biological resources observed on the project site, proposed project impacts to biological resources, and the significance of project impacts. This report was prepared by County Approved biologist Anita M. Hayworth, Ph.D., senior biologist with Dudek. This report was prepared for the County of San Diego.

The project is the proposed construction of residential units and is located within the Starwood-Santa Fe Valley project also known as The Crosby. The biological resources located within the site include coastal sage scrub, non-native riparian, ornamental, developed, and disturbed/developed lands. The impacts will occur to the disturbed/developed land. No mitigation is required.

1.0 PROJECT DESCRIPTION

The proposed project consists of construction of 13 single family residential units. The project site is located in an area of residential development within the Starwood – Santa Fe Valley project (currently known as The Crosby) of the Santa Fe Valley Specific Plan area within the County of San Diego (Figures 1 and 2). The entire project site comprises approximately 8.06 acres, of which roughly 4 acres are manufactured slopes and ornamental landscape. The remaining 3.48 acres is proposed for the development of residential units and has also been previously graded. There is also a small area (0.26 acre) of coastal sage scrub and 0.25 acre of non-native riparian located outside of the area proposed for development.

2.0 PROJECT LOCATION AND SETTING

The approximately 8.06-acre project site is mapped within the USGS 7.5-minute Rancho Santa Fe quadrangle, Section 14, Township 13 South, Range 3 West. The site has been graded as part of the implementation of the Starwood – Santa Fe Valley project (The Crosby). It is at an elevation of approximately 200 feet above mean sea level. The site consists of a flat pad with manufactured slopes that extend upward to the north and downward to the east, west, and south. The entry to the project, Bing Crosby Boulevard, is adjacent to the western and southern portion, south of the graded pad area. The site has been used as a staging area for the contractor and a trailer is located on site. The site also provides parking and a staging area for the landscaping contractor. The site is surrounded by Del Dios Highway to the north and residential development to the west and southwest and the designated open space for The Crosby to the east and south.

3.0 METHODS

Dudek senior biologist Anita M. Hayworth, Ph.D. conducted a reconnaissance-level field survey within the project site on June 28, 2011. The visit to the site was conducted from 0730 to 0930. Weather conditions were cool with temperatures approximately 58–61° F, overcast sky, and low wind. The project site was methodically surveyed by foot and potential constraints were identified and inventoried. In addition, the biologist assessed potential impacts due project construction. Survey conditions were suitable for determining potential biological constraints and viewing wildlife species.

3.1 Literature Review

Prior to conducting the field investigation, a review of the existing biological resources and species within the vicinity of the project site was conducted using the California Department of Fish and Game (CDFG) California Natural Diversity Data Base (CNDDB) (CDFG 2011a–d), the California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants (CNPS 2011), and U.S. Fish and Wildlife Service (USFWS) data (USFWS 2011). The purpose of this review was to determine if special-status plant and wildlife species are known to occur within or in the nearby vicinity of the Project Area. For this site, the review of the database information does not reflect the current condition of the site as part of The Crosby. However, the review of the database information provides context of surrounding conditions. The previous mapping of the site indicated that the vegetation included native vegetation. This is not the current condition based on the approved project, The Crosby. Hence the database information was not used to evaluate the current resources on the site. Instead, the Habitat Management Plan Annual Report (Rincon Consultants 2010) was used to provide analysis of existing conditions.

Documents reviewed include the following:

- Santa Fe Valley Specific Plan. December 1995; Amended April 2003.
- Final Environmental Impact Report Santa Fe Valley Specific Plan. October 20, 1995.
- Final Habitat Management Plan for the Starwood-Santa Fe Valley Project; June 28, 2004 prepared by Helix.
- Vegetation Map and Open Space I; 1998; Prepared by Helix.
- The Crosby at Rancho Santa Fe Habitat Management Plan Annual Report 2010; Prepared by Rincon Consultants.

3.2 Field Reconnaissance

The project site was walked thoroughly by Dudek senior biologist Anita Hayworth, Ph.D., and the vegetation communities were identified per the Holland (1986) code. Plant and wildlife species were identified; however, most of the plant species are landscape species and cultivars. During the reconnaissance survey all wildlife species, as detected during by sight, calls, tracks, scat, or other signs, were identified and recorded. In addition to species actually observed, expected wildlife usage of the site was determined according to known habitat preferences of regional wildlife species and knowledge of their relative distribution in the area.

4.0 REGIONAL CONTEXT

The project site is located within the Lake Hodges segment of the County of San Diego Multiple Species Conservation Program (MSCP). The County approved the Santa Fe Valley Specific Plan Environmental Impact Report (EIR) in 1995. A total of 170 acres are designated as Open Space I predominantly located within the San Dieguito River with a vernal pool complex also included within a more upland area of the Specific Plan. The intent of the Open Space I is to provide permanent protection for sensitive biological and cultural resources. The Open Space I provides a substantial contribution to the subregional planning and open space system included in the Multiple Species Conservation Program. Additional areas of relatively natural vegetation are incorporated into the project as Open Space II which have transitioned to the Crosby Master Home Owners Association (HOA) ownership and management. These areas are considered a buffer between the true preserve lands and the residential development. The Open Space II areas are not included in the habitat management plan (HMP) or managed by the Habitat Manager except if the conditions or species within them may cause degradation of the Open Space I.

In addition to the requirement of preparation of the HMP, a number of habitat and species management plans were required and prepared for The Crosby project. These plans were required by the conditions of approval for the project in 1999 and provided as the mitigation needed for the development of the project. There were also a number of restoration plans required for the project including restoration of uplands, wetlands, vernal pools, and Del Mar Manzanita. These plans have all currently met their success criteria although not all have been signed off as being complete. When the plans receive sign off as having met their success criteria, they then move into the long term management phase, which is intended to be a maintenance phase.

A number of actions, required by the County, have already taken place for the project. A total of 163 acres of the Open Space I has been conveyed to the County in fee title. This conveyance is required in order to ensure the preservation of the habitat. The additional seven acres of Open Space I are to be conveyed prior to Final Map recordation. The County has also provided sign off of three of the four restoration plans as noted above. The remaining restoration plan, for the vernal pool preserve area, will require a site visit by the U.S. Army Corps of Engineers (ACOE). At the time that the Easement is signed, ACOE and the California Department of Fish and Game will then sign off on the wetland and vernal pool restoration. These plans have currently met their restoration goals.

Administration of the HMP, as a long term management document, requires the designation of an organization or company to be the habitat manager. Currently Rincon has been fulfilling that role and they are currently reporting to the County Department of Planning and Land Use. The County serves as the administrator of the HMP.

The site is located outside of any of the designated Open Space I. Two management units for Open Space I are located adjacent to the site: HMA-3 and HMA-4. There is a portion of the Crosby Master HOA-maintained open space lot (Open Space II) on site. As noted above, this area functions as a buffer between development and the Open Space I. It was considered to be fully impacted and fully mitigated in the EIR and is shown as take authorized in the MSCP Lake Hodges Segment (Figure 3).

5.0 RESULTS

5.1 Vegetation Communities and Land Covers

Based on the site visit conducted in 2011, there are 4 vegetation communities/land covers on site: Coastal sage scrub (Holland Code 325000), Non-native riparian (65000), Ornamental (Holland Code 11000), Developed (Holland Code 12000), and Developed/Disturbed land (Holland Code

11300/12000). The acreage of each of these vegetation communities/land covers are provided in Table 1 and shown in Figure 4. A description is provided below.

Table 1. Vegetation communities and Land Cover located on Site

Vegetation Community/Land Cover	Holland Code	Acres
Coastal Sage Scrub	32500	0.26
Non-native Riparian	65000	0.25
Ornamental	11000	3.85
Developed	12000	0.21
Developed/Disturbed Land	12000/11300	3.49
Total	—	8.06

Coastal Sage Scrub

The coastal sage scrub on site is composed of a slope that is at the eastern edge of the parcel. It is dominated by California sagebrush (*Artemisia californica*) but also contains a significant amount of weedy species such as black mustard (*Brassica nigra*). The patch of habitat is a remnant of the development of The Crosby and is adjacent to designated Open Space I. It is located within the Crosby Master HOA-maintained open space lot (Open Space II).

Non-native Riparian

The non-native riparian scrub is located at the south-eastern boundary of the parcel. The species present include eucalyptus (*Eucalyptus* sp), which is dominant and sweet fennel (*Foeniculum vulgare*), pampas grass (*Cortaderia selloana*), arroyo willow (*Salix lasiolepis*), and western sycamore (*Platanus racemosa*). It is located within the Crosby Master HOA-maintained open space lot (Open Space II).

Ornamental

The ornamental land cover is located on the manufactured slopes of the parcel. The area is irrigated and maintained by landscape crews. Species include palms, pines, London plane tree, rosemary, Yew pine, and Peruvian peppertree to name a few. It is located within the Crosby Master HOA-maintained open space lot (Open Space II).

Developed

The developed land is composed of the paved area that comprises the sidewalk along Bing Crosby Boulevard and a portion of the guard shack located along the road.

Developed/Disturbed Land

The developed/disturbed land includes the graded pad that has been used for the past number of years as staging for the construction contractor and as parking for other parties. This area is composed of pavement, gravel driveways, bare dirt areas, areas dominated by mustard, a number of ornamental trees including palms and Peruvian pepper trees, and a black plastic lined swale for catching debris, sediment and runoff. There are no native plants located in this land cover area.

Fauna

A total of twelve wildlife species were observed on site during 2011 surveys, consisting of one reptile species and eleven bird species. These species include: western fence lizard (*Sceloporus occidentalis*), mourning dove (*Zenaidura macroura*), Anna's hummingbird (*Calypte anna*), Nuttall's woodpecker (*Picoides nuttallii*), western scrub-jay (*Aphelocoma californica*), bushtit (*Psaltirparus minimus*), house wren (*Troglodytes aedon*), common yellowthroat (*Geothlypis trichas*), song sparrow (*Melospiza melodia*), spotted towhee (*Pipilo maculatus*), house finch (*Carpodacus mexicanus*), and lesser goldfinch (*Spinus psaltria*). All wildlife observed are relatively common, widely distributed, and adapted to living in proximity to human development. All wildlife species were observed within the coastal sage scrub or non-native riparian habitats.

5.2 Special Status Species

Within the patch of coastal sage scrub, there are approximately 20 individuals of California adolphia (*Adophia californica*); CNPS List 2.2/County List B. This species is located entirely within the habitat area that has been designated as a portion of the Crosby Master HOA-maintained open space lot. There could be some use of the coastal sage scrub by a number of special status species including California gnatcatcher, southern California rufous-crowned sparrow, as documented by the HMP Annual Report (Rincon 2010), however, the amount of habitat is very small on site and is invaded by a number of weed species including non-native grasses (*Avena barbata*), tocalote (*Centaurea melitensis*), and black mustard (*Brassica nigra*). and. These special status species would be more focused on using the larger Open Space I area within the Crosby project. Within the graded pad, there is no potential for special status plant or wildlife species. The site would not provide migratory bird or raptor foraging or nesting

potential. No large mammal use would be anticipated due to the disturbed/developed nature and lack of cover.

5.3 Jurisdictional Wetlands and Waterways

There are no jurisdictional wetlands or waterways located within the graded pad area. There is non-native riparian scrub to the south within the Crosby Master HOA-maintained open space lot (Open Space II). The species present include eucalyptus (*Eucalyptus* sp), sweet fennel (*Foeniculum vulgare*), pampas grass (*Cortaderia selloana*), arroyo willow (*Salix lasiolepis*), and western sycamore (*Platanus racemosa*) and might be considered, jurisdictional due to the presence of a few native wetland plant species and the location at the San Dieguito River. A jurisdictional determination was not made since no impacts will occur to the habitat and there is a buffer distance between the habitat and the proposed project.

5.4 Other Unique Features

The site has been graded and manufactured slopes have been planted with ornamental plants. There are no other unique features located within the parcel that would provide resources for wildlife or plant species.

6.0 SIGNIFICANCE OF PROJECT IMPACTS AND PROPOSED MITIGATION

The proposed project would result in the development of the 3.48-acre area of disturbed/developed land within the center of the parcel (Table 2). This area is already partially developed and the proposed project would result in a change of the land use to residential. No impacts would occur to native habitat, special status species, jurisdictional wetlands or waterways, or other unique features. There would be no impact to the Crosby Master HOA-maintained open space lot (Open Space II) or to the Open Space I (HMA-3 or HMA-4) that has been designated for The Crosby. The proposed impact area is approximately 125 feet from the patch of California adolphia plants and approximately 150 feet from the non-native riparian habitat. No impacts will occur to the coastal sage scrub, California adolphia or non-native riparian habitat. Even if impacts were proposed, these areas are currently designated as take authorized and were assumed fully impacted in the EIR. The impact area is not adjacent to either of the HMA areas; there is a buffer of the Crosby Master HOA-maintained open space lot (Open Space II) between the proposed project and the Open Space I areas. There is a buffer of over 100 feet from the edge of the proposed project to the nearest Open Space I. In addition, the project proposes to fence the development area to prevent intrusion of pets and people into the Open Space II and hence into the Open Space I. There is no lighting that is proposed for the

development. There is no increase in noise into the Open Space I. There will be no introduction of pests or invasive species into the Open Space II and hence into the Open Space I. Drainage and runoff would flow to the northeast of the site into an existing storm drain off Del Dios Highway, then to an existing brow ditch. The drainage remains the same as pre-project conditions except with added vegetated swale areas for water quality purposes. Because the proposed project site was fully mitigated under the EIR and would result in no direct or indirect impacts to the Open Space I, no mitigation is required for the proposed project.

Table 2. Vegetation Community/Land Cover Impacts and Mitigation

Vegetation Communities and Land covers	Existing (Acres)	Impacts (Acres)	Mitigation Required (Acres)	Preserved on Site (Acres)
Coastal Sage Scrub	0.26	0.0	0.0	0.26
Non-native Riparian	0.25	0.0	0.0	0.25
Ornamental	3.85	0.0	0.0	3.85
Developed	0.21	0.0	0.0	0.21
Developed/Disturbed Land	3.49	3.48	0.0	0.01
Total	8.06	3.48	0.0	4.58

7.0 CUMULATIVE IMPACTS

The proposed project has been developed in conformance with the Lake Hodges segment of the County Multiple Species Conservation Plan. It also is in conformance with the approvals of The Crosby project. The proposed project would result in no cumulative impacts.

8.0 SUMMARY

The mitigation measures for the Tract 5073, which includes the proposed project site, are summarized in the Final EIR for the Santa Fe Valley. The biological mitigation measures refer to the habitat impacts. Since the proposed project site has been graded already, the mitigation has been implemented. Mitigation measures that are still required prior to final grading or obtaining approval of improvements plans include confirming that grading is in conformance with the Tentative Map 5073RPL, and preparing a Landscape and Lighting Plan.

The Santa Fe Valley Specific Plan addresses the entire Santa Fe Valley and is programmatic in nature. The document was originally prepared in 1995. Mitigation measures outlined for the Starwood portion of the Specific Plan Area (Tract 5073), address the loss of habitat and pre-construction surveys that would be conducted prior to grading. Since the proposed project site that

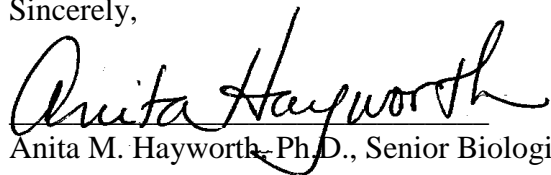
is the subject of this analysis has already been graded, these mitigation measures have already been implemented.

The Starwood-Santa Fe Valley Final Habitat Management Plan was prepared in accordance with the mitigation measures of the Santa Fe Valley Specific Plan and the EIR. The HMP implements the habitat management guidelines for Planning Area II of the Specific Plan area which is The Crosby and includes the subject property. The Open Space I designation is primarily intended to provide permanent protection for sensitive biological and cultural resources.

The Crosby Enclave project is entirely located within the Starwood portion of the Specific Plan Area. There is no Open Space I designated on or adjacent to the area proposed for development (13 single-family residential lots). While there is a Crosby Master HOA-maintained open space lot (Open Space II) adjacent to the proposed project, no impacts will occur to the lot. There are no requirements for open space within the proposed project and because there is no Open Space I adjacent to the proposed lots, there are no requirements as a result of adjacency issues.

If you have any questions regarding this evaluation, please feel free to contact me at 760.942.5147.

Sincerely,



Anita M. Hayworth-Ph.D., Senior Biologist

Att: Figures 1-4

REFERENCE LIST

CDFG (California Department of Fish and Game). 2011a. *Special Animals List*. CNDDDB (California Natural Diversity Database). January 2011.

CDFG. 2011b. *Special Vascular Plants, Bryophytes, and Lichens List*. CNDDDB. Quarterly publication. January 2011. <http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/SPPlants.pdf>

CDFG. 2011c. *Rarefind*. Version 3.1.0. CNDDDB. July 2010.

CDFG. 2011d. California Natural Diversity Database GIS layer. July 2011.

CNPS (California Native Plant Society). 2011. *CNPS Inventory of Rare and Endangered Plants* (online edition, v7-11jun 6-9-11). Sacramento, California: California Native Plant Society. Accessed July 2011 <http://www.cnps.org/inventory>

Holland, R.F. 1986. Preliminary Descriptions of the Terrestrial Natural Communities of California. Nongame-Heritage Program, California Department of Fish and Game. October.

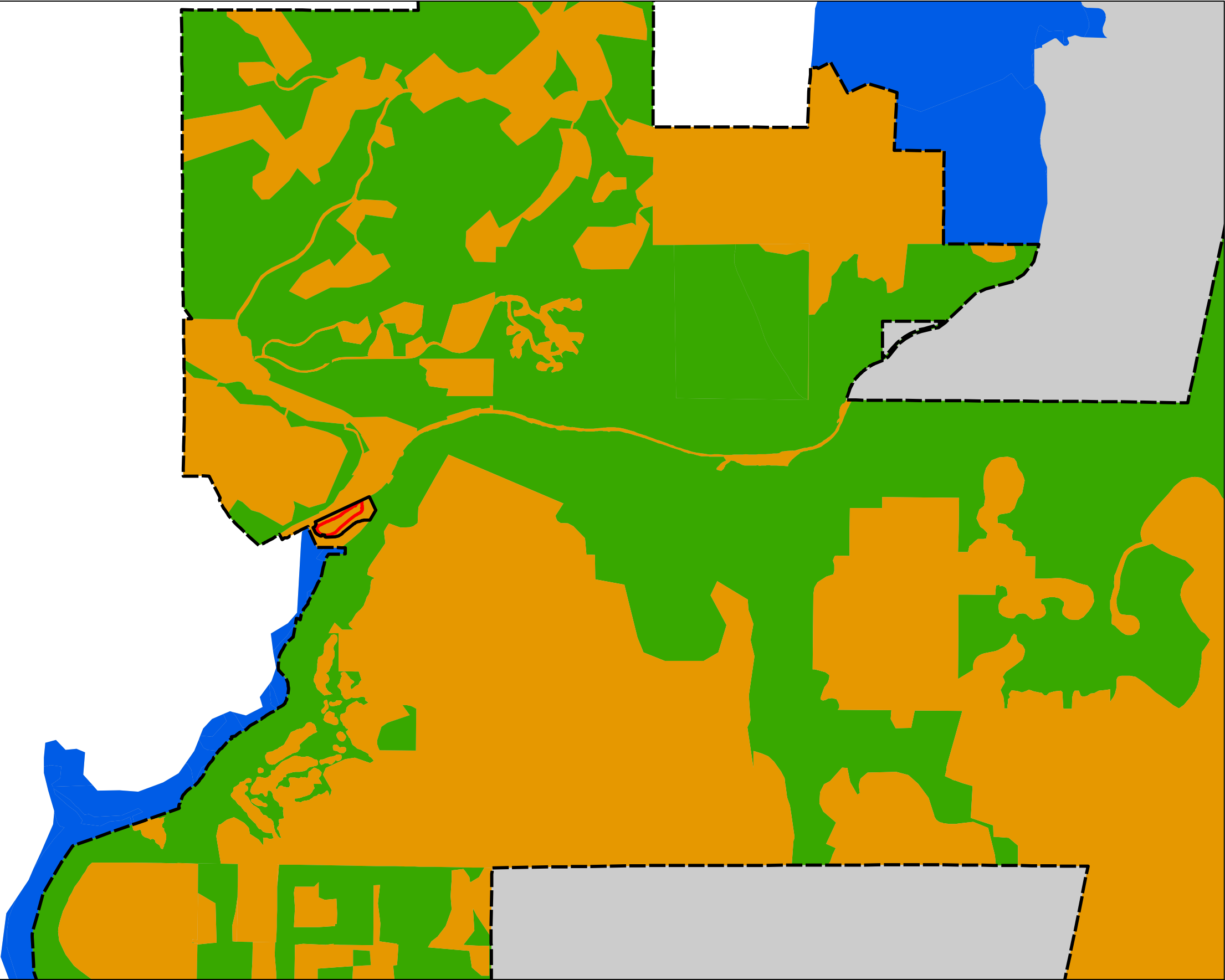
Rincon Consultants. 2010. The Crosby at Rancho Santa Fe Habitat Management Plan Annual Report.

USFWS (U.S. Fish and Wildlife Service). 2011. "Critical Habitat and Occurrence Data" [map]. Accessed July 2011. <http://www.fws.gov/data>.





- Parcel Boundary
- Area of Disturbance
- MSCP - San Diego County Sub-Area**
- Lake Hodges Segment
- Take Authorized Area
- No Take Authorized
- North-Metro/Lakeside/Jamul Segment
- MHCP**
- Unincorporated Areas Address under MHCP



Z:\Projects\6991\MapDocs\Map3810\Figures\CountyLandConservation.mxd

0
1,000
2,000
Feet

